



Hampshire County Council

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<i>Direct Line</i>	01962 846777	<i>Your reference</i>	APP/20/00363
<i>Date</i>	12 June 2020	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Demolition of existing single storey structure and construction of a 3-storey building housing 20 No. 1 bedroom 1 person apartments with integrated refuse and cycle storage for Havant Housing Association at The Coal Yard, 178A West Street, Havant, PO9 1LR.

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in our role as statutory consultee on surface water drainage for major developments.

In order to assist applicants in providing the correct information to their Local Planning Authority for planning permission, Hampshire County Council has set out the information it requires to provide a substantive response at <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

The County Council has reviewed the following documents relating to the above application:

- Flood Risk Assessment and Drainage Strategy; Reference: 1828; dated: 15/04/2020.

The information submitted by the applicant in support of this planning application indicates that surface water runoff from the application site will be managed thorough permeable paving and discharged to the adjacent main river at a discharge rate of 5l/s.

However, the information submitted by the applicant also indicates an existing brownfield runoff rate of 2.5 l/s. While discharging to the adjacent main river is acceptable in principle, the proposed discharge rate is totally unacceptable as

*Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI*

existing discharge rates will be increased which will most likely increase flood risk downstream. Therefore, we **request** that that surface water to the watercourse is limited to existing discharge rates for all rainfall events. The information should include the calculations carried out and a comparison table between existing/proposed discharge rates for the 1 in 1, 1 in 30, 1 in 100 + CC rainfall events.

The information submitted by the applicant is very high level and bearing in mind that this is a planning application for full planning permission, at this stage we further **request** a full drainage strategy which includes:

- Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover, invert levels, bed level (watercourse connection) and pipe diameters, lengths and gradients.
- Detailed hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage system including the connection with the watercourse and inform the design of the surface water drainage strategy. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus 40% climate change allowance) rainfall events. The drainage features should have the same reference that the drainage layout.

The Environment Agency Flood Map for Planning shows that part of the proposed building is within the extent of Flood Zone 2 and within the surface water flood extents during the 1 in 30-year rainfall event. We **request** that finished ground floor levels of any residential development are sufficient to ensure that flood water does not pose a flood risk in the 1 in 100-year event plus 40% climate change allowance.

Building on the existing flood zones and surface water flood extents without an assessment of the impacts will most likely increase flood risk on or offsite. Therefore, we **request** that the proposals are supported by an assessment of the impacts on flood water movement (fluvial and pluvial) within the site and adjacent land to demonstrate that the proposals will not increase flood risk on or offsite. This assessment must include findings of a **2-dimensional hydraulic modelling** and contain:

- All model geometry files for baseline and post development scenarios;
- Hydrology files;
- Full results files for all events and scenarios. This should also include ascii files of maximum depth, water level and velocity;
- Check files for all scenarios; and
- Hydraulic Modelling Report.

The requested impact assessment may indicate that mitigation measures will be required to ensure that the proposals will not result in increased flood risk to the surrounding areas. These mitigation measures are likely to have an additional land requirement which we assume have not been considered in establishing the proposed development yield and/or the indicative masterplan.

Additionally, and bearing in mind the similarities between the fluvial and pluvial flood risk, we recommend that the Environment Agency are consulted to agree the scope of the 2-dimensional hydraulic modelling and to confirm if any compensatory flood storage is required.

Bearing in mind that this is an application for full planning permission and the layout will be fixed, we **request** that the above issues are addressed at this stage and not through planning conditions, to demonstrate that the development site has a secure outfall to dispose surface water, and to demonstrate that the quantum of development is achievable, whilst ensuring that flood risk will not be increased on or off site.

We would also recommend that the applicant is directed to our website <http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems.htm> for further information on recommended surface water drainage techniques.

Please note that Hampshire County Council as Lead Local Flood Authority will not comment on the fluvial systems as these are outside our remit.

As a statutory consultee, the County Council has a duty to respond to consultations within **21 days**. The 21-day period will not begin until we have received sufficient information to enable us to provide a meaningful response. Please ensure all data is sent to us via the relevant Local Planning Authority.

For guidance on providing the correct information, please review the checklist and associated guidance document available on our [website](#).

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,



Flood and Water Management Team
Economy, Transport & Environment Department,
Hampshire County Council, 1st Floor, EII Court West,
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Web: <http://www3.hants.gov.uk/flooding/watercourses.htm>

General guidance for the application

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at:

<https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption.

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

Works in relation to ordinary watercourses

*PLEASE NOTE: If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. **This consent is required as a separate permission to planning.***

Information on ordinary watercourse consenting can be found at the following link <http://www3.hants.gov.uk/flooding/hampshireflooding/watercourses.htm>

It is strongly recommended that this information is reviewed before Land Drainage consent application is made.

*For guidance on providing the correct information, we recommend you use our **Ordinary Watercourse Consents Pre-application service** and help avoid delays occurring at the formal application stage. A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manner. For full information please visit:*

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/WatercoursePreApplication>